



STIRLING

Village of Stirling

Meeting Minutes

June 4, 2025 - Municipal Planning Commission - 06:30 PM

The meeting of the Municipal Planning Commission of the Village of Stirling was held in the Council Chambers, located at Stirling Community Centre/Lions Hall at 409 - 2 Street, on Wednesday, June 4, 2025, commencing at 6:30 p.m.

IN ATTENDANCE

Commission Chair Matthew Foss, Mayor Trevor Lewington (via electronic device), Deputy Mayor Larry Nilsson, Councillors Gary Bikman, and Justin Davis

Development Officer, Scott Donselaar
Municipal Clerk, Aletta Lightfoot

1. MPC Meeting – Call Meeting to Order

The Meeting was called to order at 6:31 p.m.

2025-020

2. Adoption of Agenda

Moved By: Councillor Bikman

That the agenda be adopted as presented.

Carried

2025-021

3. Minutes From May 7, 2025

Moved By: Councillor Davis

That the Minutes of the Municipal Planning Commission held May 7, 2025 to be adopted as amended.

Carried

4. Items for Discussion

2025-022

4.1 Subdivision Resolution 2025-0-045

Moved By: Councillor Davis

That the Commission APPROVE resolution 2025-0-145:

Village of Stirling Residential subdivision of Lots 11-15, Block 33, Plan 2411616 and Closed Lane, Block 33, Plan 752J within SE1/4 29-6-19-W4M

THAT the subdivision of Lots 11-15, Block 33, Plan 2411616 and Closed Lane, Block 33, Plan 752J within SE1/4 29-6-19-W4M (Certificate of Title No. 241 180 940, 241 327 226 +1, 241 327 226 +2, 241 327 226 +3, 241 327 226 +4), to create five lots for residential use and one lot for municipal reserve use; BE APPROVED subject to the following:

RESERVE: The 10% reserve requirement, pursuant to Sections 666 and 667 of the Municipal Government Act, be provided as land in the amount of 0.364 acres (0.1480 ha) for municipal reserve purposes in accordance with deferred reserve caveat 241 216 981. And upon dedication of

the municipal reserve on the final plan of subdivision, that deferred reserve caveat 241 216 981 is discharged.

CONDITIONS:

1. That proposed Lot 22 is registered as a municipal reserve lot with the final plan of subdivision.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. AB Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal.

INFORMATIVE:

- (a) The dedication of Lot 22 for municipal reserve purposes represents an overdedication of municipal the reserve in accordance with the deferred reserve caveat. The Village currently owns the lands subject of the subdivision and given the intended use of proposed Lot 22, has proposed dedication of the lot for municipal reserve purposes in its entirety.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.
- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

2025-0-045

Page 2 of 2

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services. Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

(f) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-045. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this subdivision is to create six lots for residential and municipal reserve use, involving the adjustment of property lines for Lots 11-15, Block 33, Plan 2411616. The land is currently vacant. Proposed water and sewer services are municipal. AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards. Please feel free to contact me with any questions or concerns.”

(g) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 846, 4

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Further, should the approval authority receive any appeals in regard to this application and as per

Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
Please contact Transportation and Economic Corridors through the RPATH Portal if you have any questions, or require additional information”

Carried

2025-023

5. Adjournment

Moved By: Deputy Mayor Nilsson

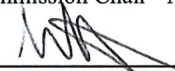
That the agenda matters have been concluded and that the meeting be adjourned at 6:34 p.m.

Carried

These minutes to be approved on the 16th day of July 2025.



Commission Chair - Matthew Foss



CAO - Scott Donselaar